

**UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF VIRGINIA  
Richmond Division**

In Re: Scott Houston

Case No. 16-34467-KLP  
Chapter 13

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US BANK TRUST NATIONAL  
ASSOCIATION AS TRUSTEE OF  
CABANA SERIES III TRUST, Movant

vs.

Scott Houston , Debtor  
Carl M. Bates, Trustee

Respondent(s)

**ORDER TERMINATING AUTOMATIC STAY  
HEARING HELD WITH  
CONSENT AS TO DEBTOR  
Real Property at 502 Cary Avenue, Staten Island, New York 10310**

Upon consideration of the Motion for Relief from Stay *Nunc Pro Tunc* filed by the Movant, US BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF CABANA SERIES III TRUST, and a hearing having been held on May 27, 2020, and the Debtor having consented to the relief requested and for good cause shown and no opposition having been filed by the respondents, it is

ORDERED, that the stay of 11 U.S.C. Section 362(a) is LIFTED *nunc pro tunc* to September 9, 2016, and the foreclosure sale of March 9, 2017 is hereby VALIDATED. The stay is further modified to permit the Movant to proceed with a lawful eviction/unlawful detainer as to the property secured by the Deed of Trust dated February 19, 2009, and recorded among the land records of RICHMOND COUNTY as Document ID 000000000283112, and secured by the real property of the Debtor at **502 Cary Avenue, Staten Island, New York 10310** and described as follows:

Abby K Moynihan, Esq.  
McCabe, Weisberg & Conway, LLC  
312 Marshall Avenue, #800  
Laurel, MD 20707  
VSB # 79686  
301.490.1196  
*Attorney for Movant*  
19-701214

**STEWART TITLE**  
INSURANCE COMPANY

**SCHEDULE A**  
*(continued)*

**Description**

ALL that certain plot, piece or parcel of land, situate lying and being in the Former Village of New Brighton, Town of Castleton, County of Richmond and State of New York, now the First Ward of the Borough of Richmond in the County of Richmond, City and State of New York, known and distinguished on a certain Map filed in the Office of the Clerk of the County of Richmond entitled "Map of Property of Richard M. Cary" as westerly one half of lot number sixty nine(69) and being bounded and described as follows:

BEGINNING at a point on the southerly side of Cary Avenue, distant 50.14 feet easterly US Standard (50 feet deed) from the corner formed by the intersection of the southerly side of Cary Avenue and the easterly side of Caroline Street;

RUNNING THENCE South 8 degrees 45 minutes 18 seconds East, 100 feet to a point;

THENCE North 80 degrees 59 minutes 19 seconds East, 25.06 feet US Standard (25 feet deed);

THENCE North 8 degrees 45 minutes 18 seconds West, 100 feet to the southerly side of Cary Avenue;

THENCE South 80 degrees 59 minutes 19 seconds West, 25.06 feet US Standard (25 feet deed)

FOR INFORMATION ONLY, NOT FOR POLICY.

Block:216 Lot: 16.

Premises being known as:      **502 Carey Avenue**  
   **Staten Island, NY 10310**

IT IS FURTHER ORDERED, that this relief shall extend to the purchaser at the foreclosure sale to allow the purchaser to take such action under state law, as may be necessary, to obtain possession of the property.

Date: Jun 5 2020

/s/ Keith L Phillips

Judge, U.S. Bankruptcy Court  
EASTERN District of Virginia

Entered on Docket: Jun 8 2020

/s/ Abby K Moynihan, Esq.  
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/s/ Keith A. Pagano  
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*Attorney for Debtor*

X /s/ Abby K Moynihan, Esq.

/s/ Abby K Moynihan, Esq.

/s/ Abby K Moynihan, Esq.

Copies will be sent electronically via the CM/ECF system to Keith A. Pagano, Attorney for Debtor

and Carl M. Bates, Trustee.